





Applying the Equitable Development Toolkit to Seattle

Council Forum: Can We Achieve Equity Using Smart Growth?

Seattle, WA

September 20, 2010

Who We Are



- National research and action institute advancing economic and social equity by lifting up what works
- Establish policies and promote practices that build communities of opportunity



Equitable Development



- Comprehensive and locally-defined approach with roots in community building movement
- Ensure low-income communities and communities of color participate in and benefit from policy, planning, and development decisions
- Critical questions: Who benefits? Who pays? Who decides?

Equitable Development in Hot and Weak Markets



- Equitable development is about guiding market forces to build healthy, vibrant, communities
- Critical to understand local market context to know what tools are viable, and when to change strategies
- Very different strategies are needed in places with weak/distressed markets versus strong/high-cost markets



#1: Integrate people and place

Connect people-based strategies (e.g., job training, social services) with place-based efforts (affordable housing, commercial development)



#2: Reduce local and regional disparities

- Need to level the playing field so all neighborhoods can be communities of opportunity
- Reducing disparities is not just right but smart; more equitable regions perform better economically



#3: Promote investments that are equitable, catalytic, coordinated, triple bottom line

- Community benefits: jobs, homes, ownership, community capacity
- Financial returns for investors/developers
- Foster environmental justice and sustainability



#4: Include meaningful community participation and leadership in change efforts

- Provide community members with a direct stake in revitalization
- Build local capacity to ensure outcomes meet community goals
- Access to tools, knowledge and resources is critical

Strategies: The Equitable Development Toolkit





PolicyLink is a national research and action institute advancing economic and social equity by Lifting Up What Works®

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EQUITABLE DEVELOPMENT TOOLKIT

Equitable development is an approach to creating healthy, vibrant, communities of opportunity. Equitable outcomes come about when smart, intentional strategies are put in place to ensure that lowincome communities and communities of color participate in and benefit from decisions that shape their neighborhoods and regions. This online toolkit includes 28 tools to reverse patterns of segregation and disinvestment, prevent displacement, and promote equitable revitalization.

USING THE TOOLKIT RESEARCH & RESOURCES STAY INFORMED

Choose from above to learn more about the toolkit.

Choose an alphabetical list of tools here:

View all Tools

Choose from below to explore tools by focus.

Tool Groups



AFFORDABLE HOUSING TOOL GROUP

Strong, vibrant neighborhoods provide a diverse mix of housing options. Use these strategies to ensure that existing residents can stay as neighborhood markets revive and to stabilize distressed neighborhoods.

Protect Tenants and Rental Housing
Stabilize and Improve Neighborhoods
Promote Community & Resident Ownership
Leverage Market Activity
Generate Capital
Expand the Affordable Housing Stock

ECONOMIC OPPORTUNITY TOOL GROUP

Ensure access to good jobs and opportunities to save and build assets to increase community health and stability.

Link Residents to Opportunities Create Good Jobs Improve Transportation Access Build Assets

HEALTH AND PLACE TOOL GROUP

Where you live, work, and play has a major impact on health — and living in a distressed neighborhood contributes to health inequities. Implement these tools to reduce environmental risk and build health-promoting neighborhoods.

Increase Access to Healthy Food Encourage Active Living Improve Environmental Quality

LAND USE AND ENVIRONMENT TOOL GROUP

Use land use planning and economic development tools to: promote thriving neighborhood commercial districts that meet residents' needs for shops and services; ensure safe places to play, recreate and socialize; and promote environmental sustainability.

Revitalize Commercial Districts
Build Walkable Neighborhoods
Preserve and Create Neighborhood Assets
Ensure Equitable Public Investment
Expand Equitable Development Opportunities



26 Tools, and More on the Way



Affordable Housing

- Just Cause Eviction Controls
- Rent Controls
- Expiring Use: Retention of Subsidized Housing
- Employer-Assisted Housing
- Housing Trust Funds
- Reclaiming Foreclosed Properties

Economic Opportunity

- Minority Contracting
- Local Hiring Strategies
- Living Wage Provisions
- CDC's with Resident Shareholders
- Cooperative Ownership Models
- Community Development Financial Institutions

Land Use and Environment

- Community Mapping
- Inclusionary Zoning
- Infill Incentives
- Brownfields
- Commercial Stabilization
- Commercial Linkage Strategies
- Transit Oriented Development

Health and Place

- Healthy Food Retailing
- Asthma and the Environment
- Code Enforcement

Coming Soon:

- Urban Parks and Greening
- Climate Change Advocacy

Strategies: Contents of Each Tool



- What it is
- Why use it
- How to use it
- Challenges
- Success Factors

- Data and Maps
- Financing
- Policy
- Case studies
- Resources

Community Land Trusts



- Nonprofit organization that owns land on behalf of the community and sells homes to low-income residents, providing permanently affordable housing. There are about 200 CLTs in the U.S. and 6000 units.
- Example: Sawmill Community Land Trust, New Mexico

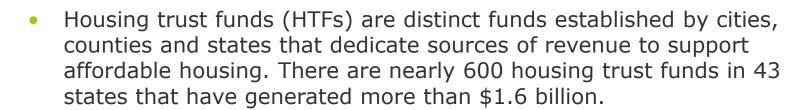






Housing Trust Funds

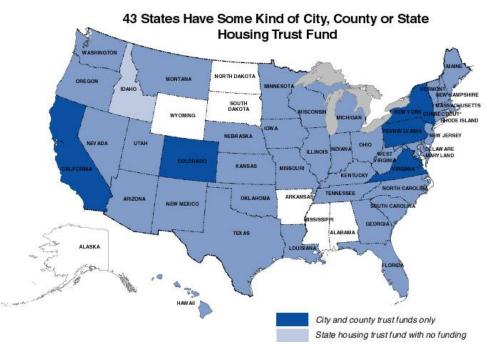






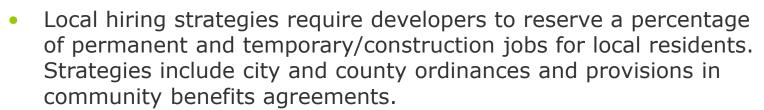
Example: William Sadowski Act, Florida





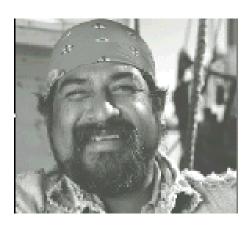
Local Hiring



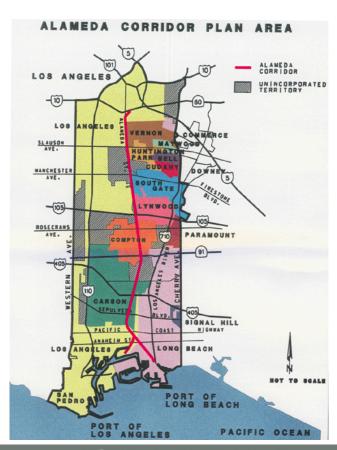




 Example: Alameda Corridor Jobs Coalition, Los Angeles







Transit Oriented Development



- Transit oriented development (TOD) seeks to create compact, mixed-use, pedestrian-oriented communities around new or existing public transit stations. Strategies to ensure equitable TOD include: community engagement; community-led TODs; community benefits agreements; commercial stabilization; and policies requiring affordable housing.
- Example: Bethel New Life, Chicago



Source: Bethel New Life

Healthy Food Retailing



- Increase retail access to nutritious and affordable foods in underserved communities by developing new grocery stores, improving existing corner stores and grocery stores, and creating farmers' markets.
- Example: Fresh Food Financing Initiative, Pennsylvania

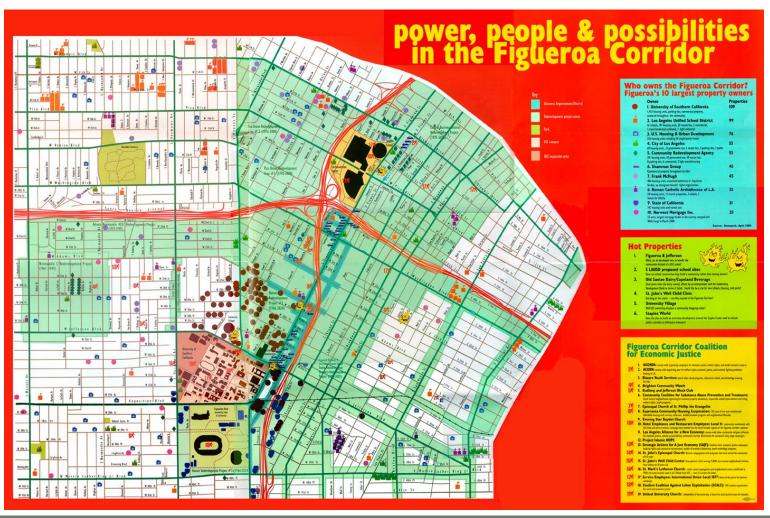




Community Mapping



• Example: Figueroa Corridor Coalition, Los Angeles



New Federal Efforts



- White House Office of Urban Affairs
- Sustainable Communities Partnership and Sustainable Communities Grants (HUD/EPA/DOT)
- HUD Strategic Plan
- Healthy Food Financing Initiative (USDA/Treasury/HHS)
- Promise Neighborhoods
- CHOICE Neighborhoods







Contact Information

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